

**MINUTES OF THE REGULAR MEETING  
OF THE PROVIDENCE PUBLIC BUILDINGS AUTHORITY  
HELD ON APRIL 20, 2010 AT  
400 WESTMINSTER STREET, PROVIDENCE, RHODE ISLAND**

**The Regular Meeting of the Providence Public Buildings Authority (hereinafter "PPBA") was held on April 20, 2010 at 11:30 A.M.**

**MEMBERS PRESENT: Chairman Granoff, Dianne Witman, Thomas Deller and Richard Kerbel**

**OTHERS PRESENT: Linda Painter, AICP, Deputy Director of the Department of Planning and Development, Alan Sepe, Acting Director of Public Property, and Mal A. Salvadore, Esq., General Counsel**

**Chairman Granoff called the meeting to order at approximately 11:48 A.M.**

**The Board then proceeded to items 2(A) and 3 of its agenda.**

**Chairman Granoff inquired of the other members present if they had any questions or comments concerning the draft minutes of their regular meeting held on March 16, 2010. There being none and upon motion of Thomas Deller duly seconded by Dianne Witman, it was unanimously;**

**VOTED: To approve of the minutes of the Board's meeting held on March 16, 2010 and adopt the same as the official minutes of the meeting of the PPBA held on such date and the Secretary of the PPBA is hereby directed to execute an original of such minutes and file the same with the books and records of the PPBA.**

**The Board then proceeded to item 4 of its agenda. Ms. Painter summarized for the Board certain bills recommended for payment at this meeting and detailed in a schedule dated April 20, 2010 and attached to the agenda of this meeting. Chairman Granoff and Vice Chairwoman Witman asked Mr. Sepe how much in additional billings were anticipated to fully pay for the Nathan Bishop Middle School Project. Mr. Sepe responded that such project would be completed with the payment of all costs with a projected surplus of \$1,000,000 and that at a future date he would request that such surplus be utilized for work at other schools. Mrs. Witman then asked why the City has not planned to fully replace Classical High School which action she felt was warranted. Mr. Sepe advised Mrs. Witman that the City's Master Plan for its public schools presently addresses what needs to be done at Classical High School. Additionally, upon further inquiry of a Board member present, Mr. Sepe confirmed that the \$320,927.00 bill of Studio Jaed was reasonable. There being no further questions of the members present with respect to the bills recommended for payment and upon motion of Thomas Deller duly seconded by Richard Kerbel, it was unanimously:**

**VOTED: To pay all of the bills set forth in the schedule dated April 20, 2010 attached to the agenda of this meeting.**

**The Board then proceeded to item 5 of its agenda and was advised by Mr. Deller that Ms. Painter had assumed the duties previously performed by Mr. Mancini since Mr. Mancini had recently taken a position working for the Finance Director of the City.**

**The Board then proceeded to item 7A of its agenda. Mr. Kerbel advised the Board that the administration of the City was presently analyzing, in conjunction with its financial advisor (First Southwest), the propriety of a bond issue that might involve certain assets presently owned by the PPBA and others owned by the City and/or the Providence Redevelopment Authority. Mr. Kerbel further indicated that the Board may need to take action with respect to this potential bond issue at its meeting to be held during May, 2010 and that Moses & Alfonso, Ltd. were presently advising the City as bond counsel.**

**The Board then proceeded to item 8(A) and 8(B) of its agenda. Upon motion of Richard Kerbel duly seconded by Dianne Witman, it was unanimously**

**VOTED: To close the meeting of the Board pursuant to R.I. G.L. §42-46 (a) (2 and 5), as amended, for the specific purpose of discussing pending litigation and land acquisitions.**

**After holding such closed session and upon motion of Dianne Witman duly made and seconded by Thomas Deller, it was unanimously**

**VOTED: To reopen the meeting to the public in accordance with the provisions of the Open Meetings Law of the State of Rhode Island.**

**There being no further business to come before the Board and upon motion duly made and seconded, it was unanimously**

**VOTED: To adjourn.**

**The meeting was adjourned at approximately 12:30 P. M.**

**Respectfully submitted,**

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**Stanley Weiss, Secretary**